

City of Hollister

Development Services

Planning Division

375 Fifth Street, Hollister, CA 95023

Ph (831) 636-4360

Fax (831) 636-4364

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE DEMOLITION AND SITE CLEARANCE OF THE GAF LEATHERBACK PAPER MILL SITE

TO: Agencies and Interested Persons

DATE: March 17, 2009

FROM: City of Hollister, Redevelopment Agency

SUBJECT: NOTICE OF INTENT to adopt a MITIGATED NEGATIVE DECLARATION for the
demolition and site clearance of the GAF Leatherback Paper Mill site

PUBLIC REVIEW PERIOD: March 17, 2009 to April 7, 2009

This notice advises the public that the City of Hollister (City) Redevelopment Agency intends to adopt a Mitigated Negative Declaration (MND) for the demolition and site clearance of the GAF Leatherback Paper Mill site (Proposed Project).

PROJECT DESCRIPTION AND LOCATION:

The project site is the former Leatherback felt paper facility located east of downtown Hollister at 111 Hillcrest Road and 901 Prospect Avenue (See figure 1). The proposed project consists of the demolition of the buildings on the property located at the southeast corner of McCray Street and Hillcrest Road to clear the site for future development. The project site consists of approximately 6.45 gross acres of land. The site is improved with three large warehouse structures, a dryer building, a pulp & batch building, and a boiler building (See figure 2). Future development of this site is speculative. The City of Hollister has designated the property as Mixed Use (25-40 units per acre) in the General Plan and is zoned NMU Neighborhood Mixed Use, which would allow for commercial uses and residential uses at a density of 25 to 40 units per acre or a combination of the two. The 6.45-acre site is bordered by Hillcrest Road on the north and McCray Street/Prospect Avenue on the west.

DETERMINATION:

Based on the findings of the Initial Study, the City has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A Mitigated Negative Declaration has been prepared.

PUBLIC REVIEW:

The Initial Study and proposed Mitigated Negative Declaration (IS/MND) for the Proposed Project are available for public review at the following locations:

City of Hollister, Redevelopment Agency
550 Monterey Street
Hollister, CA 95023
(831) 636-4316

City of Hollister, City Hall
375 Fifth Street
Hollister, CA 95023
(831) 636-4340

San Benito County Free Library
470 5th Street
Hollister, CA 95023
(831) 636-4107

The IS and proposed MND are also available for public review online at: <http://hollister.ca.gov>

CONTACT:

Written comments concerning the IS/MND should be received by 5:00 p.m. on **Tuesday, April 7, 2009**.
Please address comments or questions to:

City of Hollister, Development Services Department
c/o: Abraham Prado, Assistant Planner
375 Fifth St.
Hollister, California 95023
(831) 636-4340
(831) 636-4349 fax
abraham.prado@hollister.ca.gov

DEMOLITION AND SITE CLEARANCE OF GAF LEATHERBACK PAPER MILL INITIAL STUDY AND PROPOSED MND MITIGATION MEASURES

1. Prior to demolition activities, the City of Hollister will apply for a demolition permit from the MBUAPCD.
2. The City of Hollister will comply with the MBUAPCD NESHAP policies and regulations for removal and disposal of contaminated materials.
3. The City of Hollister will include the following requirements in all demolition bids and documents for the project: All pre 1994 model year and older diesel equipment will be retrofitted with EPA certified diesel oxidation catalyst filters. Contractors will maintain records of all purchases of diesel oxidation catalyst filters or biodiesel fuel until demolition and site clearing activities are complete. The Monterey Bay Unified Air Pollution Control District will have the right to inspect all demolition equipment, as well as the contractor's records at any time during demolition and site clearing activities.
4. Prior to demolition activities, the City of Hollister will prepare an emissions reduction plan to reduce fugitive and mobile source emissions generated by demolition and site clearance activities. The plan shall include the following:
 - a.) Off-road equipment manufactured during or after 1996 that meets the NOx emissions standard of 6.9 grams per brake-horsepower hour or use alternative fuels (such as biodiesel) that result in lower particulate emissions;
 - b.) Installation of temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors);
 - c.) Diesel equipment standing idle for more than two minutes shall be turned off.
 - d.) Properly tune and maintain equipment for low emissions; and
 - e.) Stage large diesel powered equipment at least 200 feet from any active land uses (e.g., residences).
5. To control, to the greatest extent feasible, dust during demolition activities and the transport of demolition spoils, the City of Hollister will include the following MBUAPCD dust control measures into demolition contracts:
 - a.) Water all active demolition areas at least twice daily, or as required to control dust;
 - b.) Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard;
 - c.) Sweep streets daily if visible soil material is carried out from the project site;
 - d.) Apply (non-toxic) chemical soil stabilizers on all unpaved access roads parking areas and staging areas as well as on disturbed areas within the project site that are unused for at least four consecutive days;
 - e.) Cover inactive storage piles; and
 - f.) Plant vegetative ground cover in disturbed areas as soon as possible.
6. Abatement procedures for asbestos materials shall be incorporated into the demolition of the existing structures. Any lead stripping and lead based paint debris shall be cleaned up and disposed of by properly trained and protected personnel and licensed contractor.
7. The City of Hollister will conduct a pre demolition survey of all buildings to be demolished including sampling, prior to the onset of demolition. Asbestos containing

materials detected during the pre demolition survey shall be removed and disposed of by a registered asbestos abatement contractor using proper engineering controls and worker protection.

8. The following measures will be incorporated into the proposed project to mitigate demolition and site clearance noise: demolition will be limited to weekdays between 7 AM and 7PM and 8:00 AM to 6:00 PM on Saturday (General Plan Policy HS3.3).
9. Prior to demolition activities, the project sponsor shall submit a solid waste disposal plan for demolition of the existing structures and new construction that establishes criteria and procedures to divert at least 50% of all construction and demolition debris from the landfill. The plan shall include measures to divert at least 50% of the solid waste from the John Smith landfill which shall be subject to review and approval of the City of Hollister. To ensure compliance with the recycling plan, a refundable deposit shall be paid to the City of Hollister equivalent to \$50/ton of estimated construction and demolition debris for the phase of the project, to be deposited into an interest-bearing escrow account. The City shall return the deposit with any interest generated during the deposit after submittal of verifiable documentation of the required diversions.
10. The City of Hollister shall comply with the recommendations provided in the Final Environmental Site Assessment for GAF Leatherback Paper Mill prepared by TETRA TECH EM INC. on January 13, 2009, as identified in attachment A.

EXECUTIVE SUMMARY

Tetra Tech EM Inc. (Tetra Tech) performed a Phase I Environmental Site Assessment (ESA) of the property identified as the GAF Leatherback Paper Mill (hereinafter referred to as the "subject site") located at 111 Hillcrest Road, Hollister, California. This Phase I ESA was conducted on behalf of the City of Hollister, Redevelopment Agency (RDA) and was performed under the direction of Dennis Kelly, an Environmental Professional, as defined in Title 40 *Code of Federal Regulations* (40 CFR) Section 312.10 of Part 312. At the time of the site reconnaissance conducted on May 29, 2008, Leatherback Industries Inc. owned the subject site and used it as the location of the GAF Leatherback Paper Mill.

According to information obtained during the Phase I ESA, the subject site had previously been the location of hay warehouses in 1910. Prior to its current use as a paper manufacturing facility, the subject site was occupied by fruit drying and packaging facilities from at least 1926. The subject site is currently the location of the former GAF Leatherback Paper Mill; historical records indicate that paper manufacturing facilities have been operating on the subject site since at least 1964. The subject site is no longer operational. The surrounding properties have been predominantly developed as agricultural and commercial areas since at least 1886. To the north, Guerra Nut Shelling manufacturing facility is located across Hillcrest Road. To the east, Orozco's Quality Cabinets facility and San Benito Rockery border the subject site with the Ozeki Sake facility lying beyond. Two small structures comprising a boxing facility are adjacent to the southern edge of the property with an agricultural field and equipment storage yard further to the south across Gibbs Drive. A Southern Pacific rail line runs near the western edge of the subject site across McCray Street alongside a lumber yard, party rental warehouse, and glass manufacturing facility with residential areas located beyond.

Tetra Tech's review of information pertaining to the subject site has resulted in specific findings and recommendations. Findings are categorized as (1) data gaps, (2) non-scope considerations, or (3) recognized environmental conditions (RECs). Non-scope considerations are not defined by ASTM International (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-05," but are findings that generally do not present a threat to human health or the environment. De minimis conditions are conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs.

During the course of this Phase I ESA no RECs were identified.

This assessment has revealed the following data gaps in connection with the subject site:

- Tetra Tech considers the former presence of oil storage tanks on and under the subject site prior to 1950 as a data gap because the facilities on site operated in a time of limited regulation; the general likelihood of release of hazardous materials during that period of limited regulation; and the lack of affirmative evidence that the subject site has ever been subject to any investigation (in particular, intrusive investigation). Tetra Tech has requested

underground storage tank removal documents from GAF Leatherback Corporation (GAF Leatherback); however, the parent company did not provide documentation at the time of this report.

- Tetra Tech considers the former industrial use of the subject site as a paper manufacturing facility to be a data gap because the facilities on site operated in a time of limited regulation; the general likelihood of release of hazardous materials during that period of limited regulation; and the lack of affirmative evidence that the subject site has ever been subject to any investigation (in particular, intrusive investigation).
- Below grade reservoirs or sumps were used to store and recycle wastewater collected from paper manufacturing processes. Tetra Tech was unable to adequately observe the condition of these reservoirs due to their contents and locations. Provided that the integrity of the reservoirs remained intact and there were no unauthorized discharges, they are not considered a REC for the subject site. Tetra Tech has identified these sumps as data gaps until their integrity can be assessed.
- Leatherback Industries located at 901 Prospect Avenue was listed in the Notify 65 database, which tracks any releases that could impact drinking water. This property is approximately $1/10$ mile south southeast from the subject site at a higher elevation. No information regarding the release was provided to Tetra Tech within the Environmental Data Resources, Inc. database review. Based upon the proximity, elevation, and lack of information, Tetra Tech has identified this listing as a data gap.
- One surrounding property, Railroad Tank Car located at the intersection of Prospect and Hazel, is listed in the EnviroStor database. This site is the location of a buried tank car suspected of oil and coal contamination. No additional information was identified for this listing. This site is located less than $1/8$ mile to the west of the subject site. Based upon its proximity and unknown remediation status, this site has been identified as a data gap.
- Another unnamed surrounding property located at 857 Industrial Drive is approximately $1/4$ mile east southeast from the subject site at a higher elevation. According to EnviroStor, the site was identified within a phone book search in 1989 and a site screening was conducted in April of that year (DTSC 2008). No additional information was listed in EnviroStor for this site; however, a CHMIRS database record indicates that 300 gallons of sulfuric acid dilute was released in 1993 when a structure fire was extinguished on the property. Based upon the unknown remediation status, proximity, elevation, and assumed north northwest groundwater flow direction derived from topographical gradient, Tetra Tech has identified this site as a data gap.
- Tetra Tech considers the former presence of lumber yards, automotive and machinery repair areas, and insecticide storage on surrounding properties within $1/2$ mile of the subject site

prior to 1957 as a data gap because the facilities operated in a time of limited regulation; the general likelihood of release of hazardous materials during that period of limited regulation; and the lack of affirmative evidence that the sites have ever been subject to any investigation (in particular, intrusive investigation).

This assessment has revealed the following non-scope considerations in connection with the subject site:

- Due to the construction timeframe of some of the buildings, lead-based paint (LBP) may be present on the subject site. Tetra Tech has identified this as a non-scope consideration if future plans call for occupancy of these buildings by personnel.
- According to a 2008 Bulk Asbestos Sampling Results report, ACM was found in the dryer building, the northeast building, the northwest building, the pulp and batch building, and the scale building.
- Two large pad-mounted transformers and several dry transformers were observed on the subject site. No signs of leakage or staining were observed near the transformers. None of the transformers were labeled indicating the presence of PCBs; however, one of the larger transformers was installed in 1972. Transformers in buildings constructed prior to 1978 are presumed to contain PCBs. Tetra Tech notes that pursuant to 40 CFR 761.2 oil filled electrical equipment manufactured prior to July 2, 1979 (as opposed to prior to 1978) must be presumed to contain be PCB-contaminated electrical equipment (that is, contains greater than or equal to 50 parts per million (ppm) PCB, but less than 500 ppm PCB) if the actual PCB contamination has not been established.
- Water stains were observed on the walls of a storage room within the northeast building and within the boiler building, which may lead to indoor mold conditions. Tetra Tech has determined this to be a non-scope consideration if future plans call for occupancy of these buildings by personnel.

The assessment has revealed the following de minimis conditions in connection with the subject site:

- Aerial photographs from 1958 to 1981 were unavailable for review by Tetra Tech. Tetra Tech considers the unavailability of the photographs to be a de minimis condition as necessary site information was obtained from other historical sources.
- Topographical maps from 1921 through 1955 and after 1995 were unavailable for review by Tetra Tech. Tetra Tech considers the unavailability of the photographs to be a de minimis condition as necessary site information was obtained from other historical sources.

- Sanborn fire maps from 1957 to 2008 were unavailable for review by Tetra Tech. Tetra Tech considers the unavailability of the maps to be a de minimis condition as necessary site information was obtained from other historical sources.
- General debris and discarded equipment and supplies were observed throughout the buildings and property at the subject site. Tetra Tech has determined this to be a de minimis condition due to the lack of hazardous materials and threat of release to the environment.
- Two drums containing used oil and aluminum paste were observed behind the maintenance building on a plastic pallet used as secondary containment. No stains or signs of leakage were discovered near the drums; however, the drum containing aluminum paste was not covered or sealed properly. Due to the consistency of the paste and lack of stains near the drums, this is considered to be a de minimis condition.
- A pile of dry polymer debris was observed in the corner of the mixing area. Due to the consistency of the polymer waste, migration of the material from the building's interior is considered unlikely and is considered a de minimis condition.
- A drum used to collect waste paint from aerosol cans is located within the maintenance building. No stains or evidence of leakage were observed on the floor near the drum indicating a release; however, the drum was not placed within an area of secondary containment. Given the lack of release or threat of release, this is considered a de minimis condition.
- Significant oil stains were observed underneath and surrounding the dryers within the paper mill. According to Mr. Rodgers, the babbit bearings on the dryers required oil to be applied to the bearings every few minutes. No drains or cracks were observed on the concrete floor or within the area directly below the equipment. Provided that the integrity of the reservoir has remained intact and there were no unauthorized discharges of the reservoir, these spills have been identified as de minimis conditions due to the small quantities released and the containment of the oil within the building and equipment reservoirs.

This Phase I ESA did not identify any RECs or conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site.

As a result of Tetra Tech's findings during this Phase I ESA for the subject site, Tetra Tech recommends the following actions:

- Tetra Tech recommends additional investigation and sampling near chemical and below grade water storage areas on the subject site due to the likelihood of past releases during former industrial operations. During redevelopment, Tetra Tech also recommends inspecting

the integrity of all sumps, reservoirs, and discharge pipes as the buildings are deconstructed to ensure releases have not occurred due to damaged structures.

- Additional investigation and sampling is recommended to determine if contaminants from surrounding sites identified as data gaps have migrated to the subject site.
- It is recommended that the RDA pursue additional documentation from GAF Leatherback to ensure that sampling for leakage and remediation if appropriate was done as part of the UST closure process.
- Tetra Tech recommends that the City of Hollister consider requiring GAF Leatherback to identify (prior to transfer of any property) all transformers, capacitors, or fluorescent light ballasts that are real or related to personal property associated with the proposed transfer; whether or not a transformer or capacitor is oil filled; its date of manufacture; and, if manufactured prior to July 2, 1979, the PCB concentration determined pursuant to 40 CFR 761.2. Further, if any PCB-contaminated electrical equipment is present, Tetra Tech recommends replacement or flushing to remove PCBs.
- Additional investigation and sampling is recommended to determine if LBP and indoor mold are present at the subject site if future plans call for occupancy of these buildings by personnel.
- Tetra Tech also recommends that the RDA ensure that GAF Leatherback has completed an asbestos management plan for the subject site.


Initial Study

1. **Project File:** GAF Leatherback Paper Mill demolition and site clearance
2. **Project Location:** The project site is located on the southeast corner of McCray Street and Hillcrest Road in the City of Hollister, San Benito County assessor parcel numbers 056-250-019 and 056-250-024 (See figure 1).
3. **Project Description:** The proposed project is the demolition of the buildings on the property located at the southeast corner of McCray Street and Hillcrest Road to clear the site for future development. The project area is the former site of a felt paper facility consisting of approximately 6.45 gross acres of land. The site is improved with three large warehouse structures, a dryer building, a pulp & batch building, and a boiler building (see attached figure 2). Future development of this site is speculative. The City of Hollister has designated the property as Mixed Use (25-40 units per acre) in the General Plan and is zoned NMU Neighborhood Mixed Use, which would allow for commercial uses and residential uses at a density of 25 to 40 units per acre or a combination of the two.
4. **General Plan Designation:** Mixed Use
5. **Zoning:** NMU Neighborhood Mixed Use
6. **Surrounding Land Uses and Setting:** The project site is the former Leatherback felt paper facility located east of downtown Hollister at 111 Hillcrest Road and 901 Prospect Avenue. The 6.45-acre site is bordered by Hillcrest Road on the north and McCray Street/Prospect Avenue on the west. Land uses in the immediate vicinity of the site include a nut shelling manufacturing facility to the north located across Hillcrest Road. A cabinet fabrication facility and a Rockery are located to the east. Two small structures comprising of a boxing gym facility are adjacent to the south of the property with a vacant field further to the south across Gibbs Drive. To the west, across McCray Street there is an existing warehouse with a party rental supply use and located beyond the warehouse to the west are residential units.
7. **Project sponsor's name and address:** City of Hollister Redevelopment Agency, 375Fifth Street, Hollister, California 95023

DETERMINATION

On the basis of this initial study:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Signature

March 17, 2009
Date

Name of Preparer: M. Abraham Prado, City of Hollister
City of Hollister
375 Fifth Street
Hollister, CA 95023
(831) 636-4360 Fax (831) 636-4364

TITLE OF PROJECT INITIAL STUDY

I. AESTHETICS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or night time views in the area:				X

Findings:

a-d. The demolition and site clearance of the leatherback site would not result in an adverse impact to a scenic vista or degrade the existing visual character or quality of the site and its surroundings. The subject site is the former location of the Leatherback Paper Mill, an industrial use. The City of Hollister has updated the general plan designation on this site to Mixed Use. Future development of this site is speculative. The proposed project would not directly create a new source of substantial light or glare that would adversely affect the day or nighttime views in the area. [1]

Mitigations: None required

II. AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES: a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide				X

Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use:				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Findings:

- a-c. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non agricultural use. The site is located within an established urbanized area and is not contiguous to prime agricultural lands or lands in the Williamson Act. The area is classified as Urban Built Up in the California Department of Conservation San Benito County Important Farmland 2004 Map. [6]

Mitigations: None required

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?		X		
e) Create objectionable odors affecting a substantial number of people?			X	

Findings:

- a. Hollister and San Benito County are located within the jurisdiction of the Monterey Bay Air Pollution Control District (MBUAPCD), which is responsible for monitoring air quality in the air basin. To achieve compliance with state air quality standards, the MBUAPCD adopted the Air Quality Management Plan (AQMP). Conformity of population related projects with the AQMP is assessed by comparing the projected population growth associated with the project to population forecast adopted by the Association of Monterey Bay Area Governments (AMBAG). The demolition of the existing industrial buildings on the project site would not directly lead to population growth or loss. Future development of the site is speculative. On this basis, it has been determined that the project is consistent with the air quality plan. [2][10]
- b-c. Due to the age of the existing buildings on the site, materials containing asbestos may be present in all buildings. Demolition of these structures could release asbestos into the air which would be considered a significant adverse environmental impact. Tetra Tech EM Inc. prepared an environmental site assessment report in June 2008. The report indicates that samples were collected throughout the buildings on the project site to determine the presence of asbestos. The samples were then analyzed by a certified laboratory to determine if these materials potentially contained asbestos and it was determined that there are detectable levels of asbestos present within the existing buildings. All demolition materials must be disposed of properly according to hazardous materials disposal regulation. The City of Hollister will apply for a demolition permit from the MBUAPCD. Also, the City of Hollister will comply with the MBUAPCD NESHAP policies and regulations for removal and disposal of contaminated materials. The Tetra Tech EM Inc. environmental site assessment is available for review by contacting the City of Hollister Redevelopment Agency. [9]

Compliance with all regulatory agencies regarding hazardous materials is necessary in order to reduce health risks associated with asbestos to a less than significant level. Implementation of the following mitigation measure would reduce the impact to a less than significant level.

Mitigation Measures

- AQ-1 Prior to demolition activities, the City of Hollister will apply for a demolition permit from the MBUAPCD.*
- AQ-2 The City of Hollister will comply with the MBUAPCD NESHAP policies and regulations for removal and disposal of contaminated materials.*

During demolition activities, diesel powered trucks and equipment could be operating on the project site. These trucks and equipment could remain idle for periods of time, increasing emissions into the air. Diesel trucks are expected to be used during demolition activities therefore, sensitive receptors near the project site (residences and schools) could likely be exposed to diesel exhaust during the clean up of the project site. Implementation of the following mitigation measures would reduce diesel emissions impact from demolition to a less than significant level.

- AQ-3 The City of Hollister will include the following requirements in all demolition bids and documents for the project: All pre 1994 model year and older diesel equipment will be retrofitted with EPA certified diesel oxidation catalyst filters. Contractors will maintain records of all purchases of diesel oxidation catalyst filters or biodiesel fuel until demolition and site clearing activities are complete. The Monterey Bay Unified Air Pollution Control District will have the right to inspect all demolition equipment, as well as the contractor's records at any time during demolition and site clearing activities.*
- AQ-4 Prior to demolition activities, the City of Hollister will prepare an emissions reduction plan to reduce fugitive and mobile source emissions generated by demolition and site clearance activities. The plan shall include the following:*
- a.) Off-road equipment manufactured during or after 1996 that meets the NOx emissions standard of 6.9 grams per brake-horsepower hour or use alternative fuels (such as biodiesel) that result in lower particulate emissions;*
 - b.) Installation of temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors);*
 - c.) Diesel equipment standing idle for more than two minutes shall be turned off.*
 - d.) Properly tune and maintain equipment for low emissions; and*
 - e.) Stage large diesel powered equipment at least 200 feet from any active land uses (e.g., residences).*
- d. The MBUAPCD CEQA Guidelines generally define a sensitive receptor as a location where it can be reasonably assumed that human populations, especially children, seniors, and sick persons, would be continuously exposed to pollutants concentrations. Sensitive receptors typically include residences, hospitals, and schools. Uses in the vicinity of the site include residences on the west side of the site and a middle school to the southwest of the site. Demolition and disposal activities could generate Particulate Matter (PM) emissions that could have a substantial impact on local air quality, and affect nearby sensitive receptors and those in residential areas adjacent to transport routes. Areas of the site left barren after demolition could also generate dust emissions if left exposed for an extended period of time. Implementation of the following mitigation measure would reduce the exposure of sensitive receptors to project related PM emissions during demolition and would reduce the short-term impacts to a less than significant level.

Mitigation Measures

- AQ-5 To control, to the greatest extent feasible, dust during demolition activities and the transport of demolition spoils, the City of Hollister will include the following MBUAPCD dust control measures into demolition contracts:*
- a.) Water all active demolition areas at least twice daily, or as required to control dust;*
 - b.) Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard;*

- c.) Sweep streets daily if visible soil material is carried out from the project site;
- d.) Apply (non-toxic) chemical soil stabilizers on all unpaved access roads parking areas and staging areas as well as on disturbed areas within the project site that are unused for at least four consecutive days;
- e.) Cover inactive storage piles; and
- f.) Plant vegetative ground cover in disturbed areas as soon as possible.
- e. The proposed project may result in some short term demolition related odors but is not anticipated to produce offensive odors over an extended period of time. The impact will be less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources,				X

such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Findings:

- a-f. The project site is located in an established urban environment and would have no effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. Furthermore, there are no riparian corridors or seasonal wetlands in the area. The site and the surrounding area are substantially developed and urbanized and is not part of an adopted plan for habitat conservation [1] [2, pages 4.8-1 through 4.8-13].

Mitigations: None required

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Findings:

- a-d. The proposed project consists of the demolition of buildings on the Leatherback Paper Mill site. The project site is in an area of sensitivity for archaeological resources but not listed on the California Register of Historic Places or the two Hollister Historic Districts. The project would be required to comply with mitigation measures and implementation programs from the final EIR [2, pages 4.6-1 through 4.6-9].

Mitigations: None required

VI. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion of the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Findings:

- a-e. The project consists of the demolition of the former Leatherback Paper Mill site. Future development is speculative and would be required to comply with mitigation measures and implementation programs from the final EIR, Geology and Seismicity. In addition, based on the Liquefaction Susceptibility Map of the Hollister Area, San Benito County, CA (1988), the project site sediments in this area are defined as low and very low [7] [2, pages 4.9-1 through 4.9-7]

Mitigations: None Required

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

Findings:

- a-c. Tetra Tech EM Inc. prepared an environmental site assessment report for the project site in June 2008. The report indicates that samples were collected throughout the buildings on the project site to determine the presence of asbestos. The samples were then analyzed by a certified laboratory and it was determined that there are detectable levels of asbestos present within the existing buildings on the project site. All demolition materials must be disposed of properly according to hazardous materials disposal regulation. The Tetra Tech EM Inc. environmental site assessment is available for review by contacting the City of Hollister Redevelopment Agency.

Leatherback Industries filed a Closure Plan Permit Application with the City of Hollister Fire Department on October 11, 1988 for the removal of a 12,000 gallon underground tank. The tank was made out of steel and contained residual fuel oil. Leatherback Industries made a contract with South County Petroleum & Equipment (SCPE) for the tank closure. According to a letter from SCPE addressed to the Hollister Fire Department dated December 19, 1988, *one 12,000 gallon tank removed at Leatherback Ind. was triple rinsed by South County Petroleum & Equipment. The Tank was steam cleaned and waste was hauled away by Santa Clara Valley Oil Co.* The Closure Plan Permit for the 12,000 gallon tank is available for review by contacting the City of Hollister Redevelopment Agency.

According to the Final Environmental Site Assessment for the GAF Leatherback Paper Mill site prepared by TETRA TECH EM INC. in January 2009, *significant oil stains were observed underneath and surrounding the dryers within the paper mill...No drains or cracks were observed on the concrete floor or within the area directly below the equipment. Provided that the integrity of the reservoir has remained intact and there were no unauthorized discharges of the reservoir, these spills have been identified as de minimis conditions due to the small quantities released and the containment of the oil within the building and equipment reservoirs.* [5][9][11][12][13]

Implementation of the following mitigation measures would reduce the impact related to the disposition of asbestos materials and any detected site contamination to a less than significant level:

Mitigation Measure

- HZ-1. *Abatement procedures for asbestos materials shall be incorporated into the demolition of the existing structures. Any lead stripping and lead based paint debris shall be cleaned up and disposed of by properly trained and protected personnel and licensed contractor.*
- HZ-2. *The City of Hollister will conduct a pre demolition survey of all buildings to be demolished including sampling, prior to the onset of demolition. Asbestos containing materials detected during the pre demolition survey shall be removed and disposed of by a registered asbestos abatement contractor using proper engineering controls and worker protection.*
- HZ-3 *The City of Hollister shall comply with the recommendations provided in the Final Environmental Site Assessment for GAF Leatherback Paper Mill prepared by*

TETRA TECH EM INC. on January 13, 2009, as identified in attachment A.

- d. According to the California Department of Toxic Substances Control website, the project site is not on the list of hazardous materials sites compiled pursuant to Government Code section 65962.5. In November of 1998, Slakey and Associates Environmental and Process Consultants Engineering, Systems & Equipment (SAEPCESE) completed an inventory of the chemicals used by Leatherback Industries and concluded that none of the chemicals used by Leatherback were listed on the U.S. Environmental Protection Agency Extremely Hazardous Substances list. The inventory compiled by SAEPCESE of the chemicals used by Leatherback Industries is available for review by contacting the City of Hollister Redevelopment Agency.
- e-h. The project site is located outside of the Hollister Municipal Airport Safety zones and outside the Hollister Municipal Airport Comprehensive Land Use Plan Airport Influence Area. The project site would not expose people or structures to wild land fire risks. [8]

VIII. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Findings:

- a. The project consists of the demolition of buildings in the former paper mill site. The project would not violate any water quality standards or waste discharge requirements.
- b. The project consist of the demolition of a former paper mill facility and would not substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing land uses or planned uses for which permits have been granted).
- c-f. The demolition of the former paper mill facility would not alter the existing drainage pattern of the site or area, including the alteration of a stream or river course, which would result in substantial erosion, runoff in a manner, which would result in flooding on or off site, provide additional sources of polluted runoff, or degrade water quality.
- g-h This is not a housing project. According to floodplain data compiled by the Federal Emergency Management Agency (FEMA) the site does not lie within the 100 or 500 year flood plain. This project is not located near a levee or dam or a large body of water, which would cause an inundation of a seiche, tsunami, or mudflow. The project would be required to comply with mitigation measures and implementation programs from the General Plan final EIR, Hydrology, Drainage and Flood Hazards, Wastewater Treatment, Water Quality, and Water Supply

[2, pages 4.10-1 through 4.10-27] [4]

Mitigations: None required.

IX. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Findings:

a-c. The proposed project involves the demolition of a former paper mill facility. Future development of the site is speculative and would be subject to the requirements of the City's General Plan and Zoning Ordinance. The project will not disrupt or divide an established community or conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project or with any applicable habitat conservation plan or natural community conservation plan. [1]

Mitigations: None required

X. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Findings:

- a-b. According to the City of Hollister General Plan Mineral Resources of Regional Significance, the project site is not located within a region of mineral significance. These resources remain available near the San Benito River. [1]

Mitigations: None required

XI. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Findings:

- a-d. Short-term noise generation is expected during demolition and site clearance activities. Demolition equipment typically generates noise levels in the range of 75 to 95 dBA at a distance of 30 feet from the source. Exposure of persons to prolonged periods of excessive noise would be considered a significant impact. The following mitigation measure would further reduce demolition noise impacts.

Mitigation Measures

N-1. *The following measures will be incorporated into the proposed project to mitigate demolition and site clearance noise: demolition will be limited to weekdays between 7 AM and 7PM and 8:00 AM to 6:00 PM on Saturday (General Plan Policy HS3.3).*

e-f. The project site is not located within the Aircraft Safety Zone or the Flight Path Direction. It would not result in exposing people residing or working in a safety hazard for people residing or working in the project area to excessive noise levels.
[8]

XII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Findings:

a-c. The project consists of the demolition of a former paper mill facility. Future development is speculative. The proposed project does not include the removal of existing housing and would not result in the need for temporary housing.

Mitigations: None required

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the				

construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other Public Facilities?				X
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

Findings: The proposed project is nonresidential and would not adversely impact existing fire and police protection, local schools or parks. The project will utilize the existing public infrastructure system in place.

Mitigations: None required

XIV. RECREATION-- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

Findings:
a-b. The project consists of the demolition of a former paper mill facility and would

not increase the use of existing neighborhood and regional parks or other recreational facilities.

Mitigations: None required

XV. TRANSPORTATION/TRAFFIC - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Findings:

- a-b. The proposed project involves the demolition of existing improvements on the site, and would not result in significant traffic impacts. Future development of the project site is speculative. The project site is accessible from Hillcrest road to the north and McCray Street to the west. Removal of the buildings from the site would not interfere with existing circulation patterns or generate an increase in traffic to and from the site.

- c-g. The proposed project would not change existing air traffic patterns, increase hazards due to a design feature, result in inadequate emergency access to the site, result in inadequate parking capacity, or conflict with adopted policies, plans or programs supporting alternative transportation.

Mitigations: None required.

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X		
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Findings:

- a-g. The proposed project consists of the removal of buildings on a site that is located within the existing sanitary sewer service areas. The project would have no effect on wastewater treatment requirements. Development of the site is not proposed at this time. Future development would be considered infill development and would reestablish

connections to the municipal sewer system. The proposed project would not result in the construction or expansion of new wastewater treatment facilities. The proposed project would not affect existing storm drainage facilities.

Solid waste disposal within Hollister is disposed of at the John Smith landfill, located east of Fairview Road. Mitigation measures 4.5-7-1 and 4.5-7-2 in the general plan EIR requires the city to coordinate with San Benito County to address solid waste management needs and landfill capacity needs. [2, page 4.5-18]

Mitigation Measure

- U-1. Prior to demolition activities, the project sponsor shall submit a solid waste disposal plan for demolition of the existing structures and new construction that establishes criteria and procedures to divert at least 50% of all construction and demolition debris from the landfill. The plan shall include measures to divert at least 50% of the solid waste from the John Smith landfill which shall be subject to review and approval of the City of Hollister. To ensure compliance with the recycling plan, a refundable deposit shall be paid to the City of Hollister equivalent to \$50/ton of estimated construction and demolition debris for the phase of the project, to be deposited into an interest-bearing escrow account. The City shall return the deposit with any interest generated during the deposit after submittal of verifiable documentation of the required diversions.*

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental				

effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X
---	--	--	--	---

Findings:

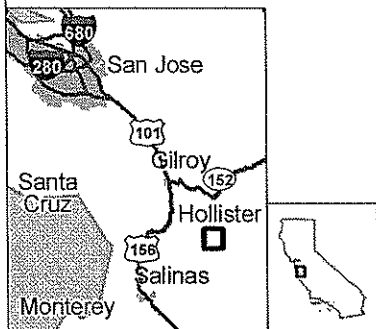
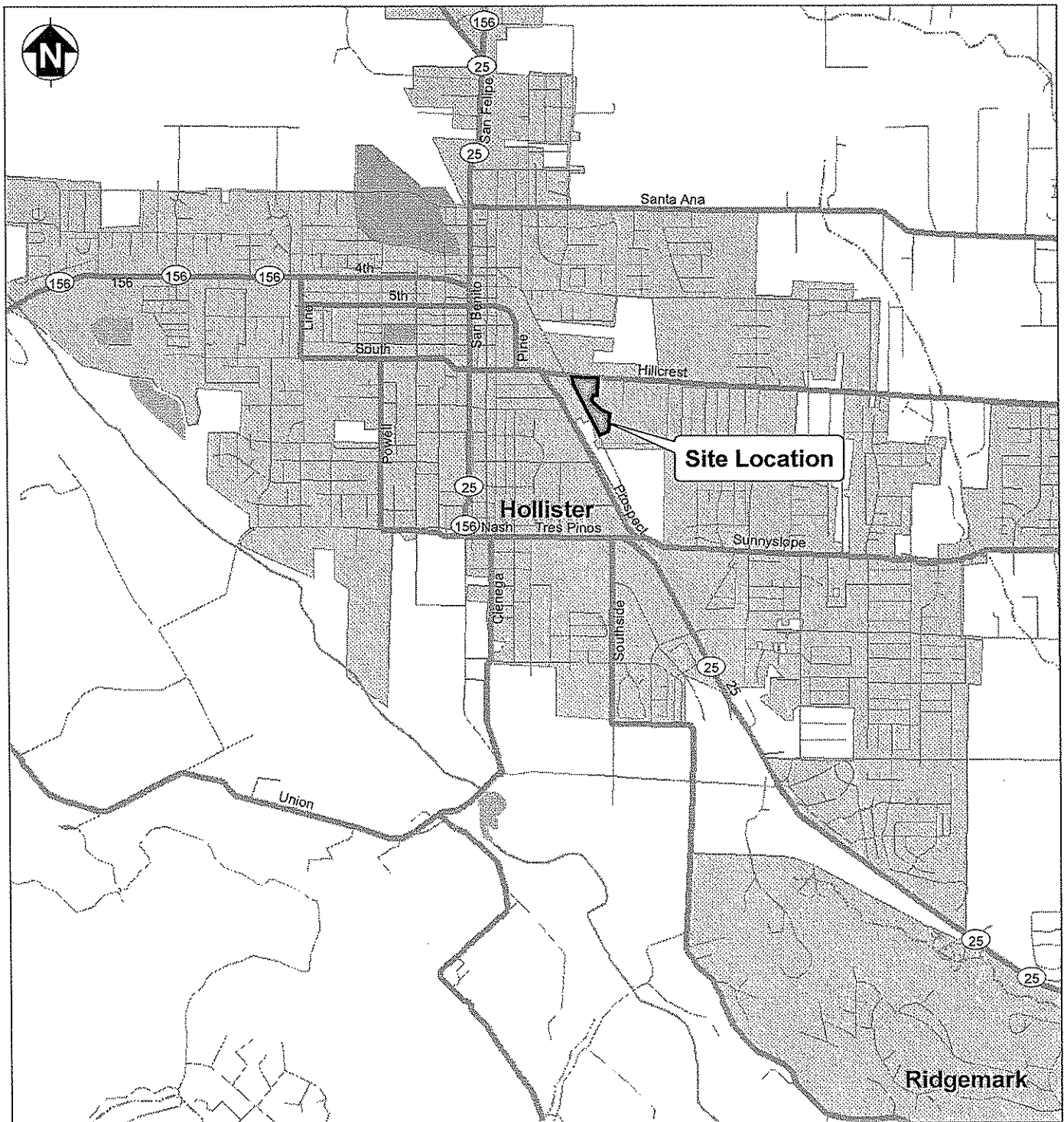
- a-c. The proposed project site is not within an area of wildlife habitat. No impacts were identified that will be cumulatively considerable. The project does not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly. [1][2].

Mitigations: None required

INITIAL STUDY

SOURCES

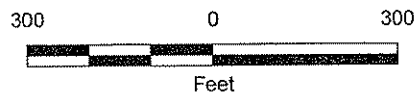
1. City of Hollister General Plan, December 2005
2. City of Hollister General Plan 2005-2023 Environmental Impact Report, October 2005
3. City of Hollister Zoning Map for Ordinance 1038, December 2008
4. Flood Insurance Rate Map (FIRM) Panel #0602680060C
5. Tetra Tech EM Inc., Final Phase I Environmental Site Assessment, January 13, 2009
6. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, "San Benito County Important Farmlands 2004," July 2005, Sacramento, California.
7. Lewis I. Rosenberg, Relative Liquefaction Susceptibility Map of the Hollister Area, San Benito County, California, 1998
8. Aries Consultants Ltd. Comprehensive Land Use Plan Hollister Municipal Airport, October 2001, Morgan Hill, California.
9. Tetra Tech EM Inc., Draft Phase I Environmental Site Assessment, June 23, 2008
10. Association of Monterey Bay Area Governments (AMBAG), *Monterey Bay Area 2008 Regional Forecast population, Housing Unit and Employment Projections for Monterey, San Benito, and Santa Cruz Counties to the Year 2035 Final Draft*, Marina, California, June 11, 2008
11. Leatherback Industries, City of Hollister Fire Department Facility Closure Permit Application/Closure Plan. 11, October 1988
12. Correspondence, Gary Smith, Contractor, South County Petroleum & Equipment, 19, December 1988
13. Slakey and Associates Environmental and Process Consultants Engineering, Systems & Equipment, California Hazardous Materials Inventory Reporting Forms for GAF Leatherback, 30, November 1998



GAF Leatherback Paper Mill
111 Hillcrest Road, Hollister, CA

FIGURE 1
SITE VICINITY MAP

Source:
 Background map courtesy of ESRI®



GAF Leatherback Paper Mill Boundary

C Commercial (General)

Note:
Aerial photograph courtesy of Google Inc., 2008.

GAF Leatherback Paper Mill
111 Hillcrest Road, Hollister, CA

FIGURE 2
SITE LAYOUT